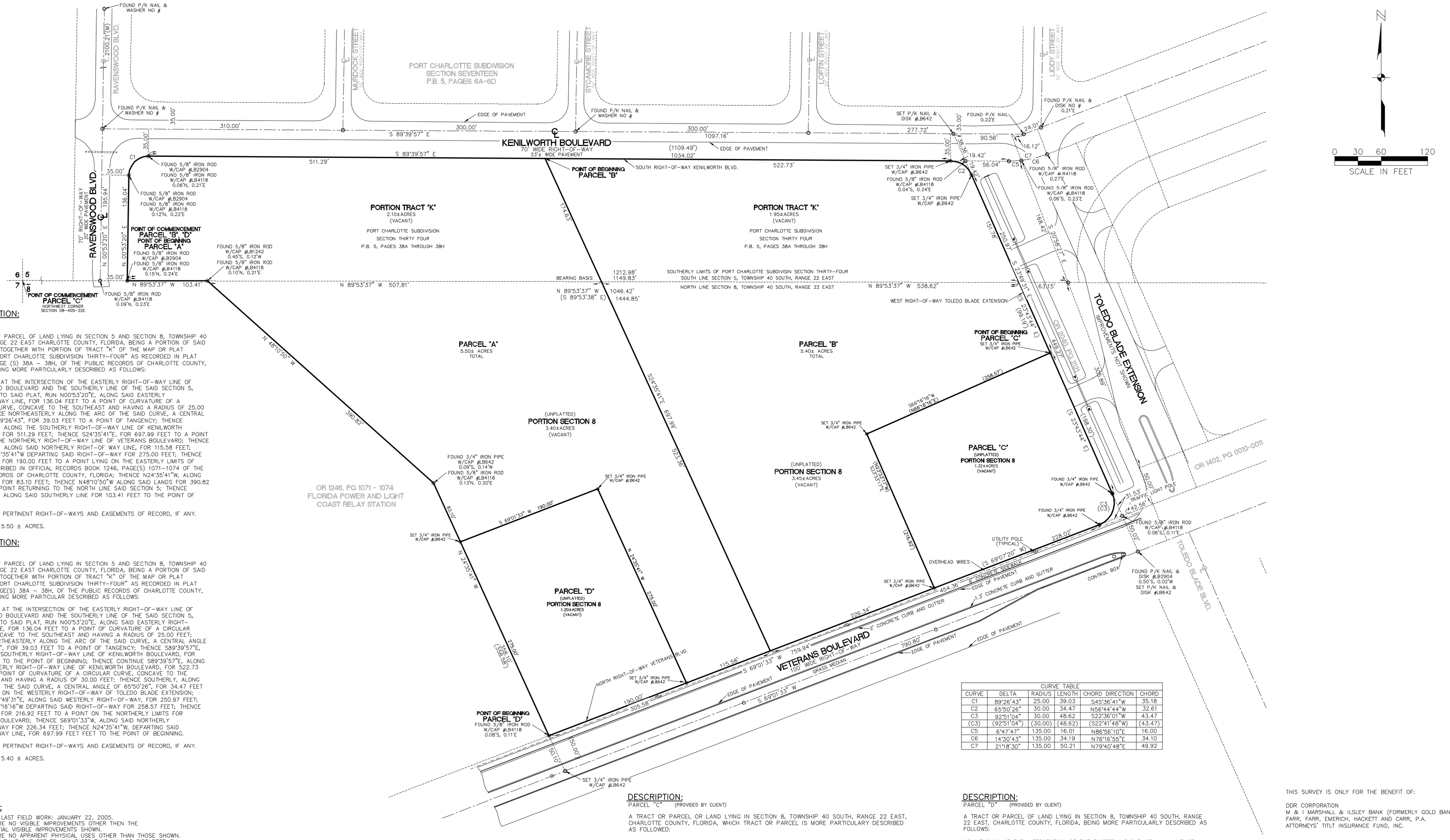

DESCRIPTION:

PARCEL "A"

A TRACT OR PARCEL OF LAND LYING IN SECTION 5 AND SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF SAID SECTION 8, TOGETHER WITH PORTION OF TRACT "K" OF THE MAP OR PLAT ENTITLED "PORT CHARLOTTE SUBDIVISION THIRTY-FOUR" AS RECORDED IN PLAT BOOK 5, PAGE (S) 38A – 38H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RAVENSWOOD BOULEVARD AND THE SOUTHERLY LINE OF THE SAID SECTION 5, ACCORDING TO SAID PLAT, RUN N00°53'20"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR 136.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE SAID CURVE, A CENTRAL ANGLE OF 89°26'43", FOR 39.03 FEET TO A POINT OF TANGENCY; THENCE S89°39'57"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF KENILWORTH BOULEVARD, FOR 511.29 FEET; THENCE S24°35'41"E, FOR 697.99 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF VETERANS BOULEVARD; THENCE S69°01'33"W, ALONG SAID NORTHERLY RIGHT-OF WAY LINE, FOR 115.58 FEET; THENCE N24°35'41"W DEPARTING SAID RIGHT-OF-WAY FOR 275.00 FEET; THENCE S69°01'33"W FOR 190.00 FEET TO A POINT LYING ON THE EASTERLY LIMITS OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1246, PAGE(S) 1071-1074 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N24°35'41"W, ALONG SAID LANDS FOR 83.10 FEET; THENCE N48°10'50"W ALONG SAID LANDS FOR 390.82 FEET TO A POINT RETURNING TO THE NORTH LINE SAID SECTION 5; THENCE N89°53'37"W ALONG SAID SOUTHERLY LINE FOR 103.41 FEET TO THE POINT OF BEGINNING.

SUBJECT TO PERTINENT RIGHT-OF-WAYS AND EASEMENTS OF RECORD, IF ANY.

CONTAINING 5.50 ± ACRES.

DESCRIPTION:

PARCEL "B"

A TRACT OR PARCEL OF LAND LYING IN SECTION 5 AND SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF SAID SECTION 8, TOGETHER WITH PORTION OF TRACT "K" OF THE MAP OR PLAT ENTITLED "PORT CHARLOTTE SUBDIVISION THIRTY-FOUR" AS RECORDED IN PLAT BOOK 5, PAGE(S) 38A – 38H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RAVENSWOOD BOULEVARD AND THE SOUTHERLY LINE OF THE SAID SECTION 5, ACCORDING TO SAID PLAT, RUN N00°53'20"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR 136.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF THE SAID CURVE, A CENTRAL ANGLE OF 89°26'43", FOR 39.03 FEET TO A POINT OF TANGENCY; THENCE S89°39'57"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF KENILWORTH BOULEVARD, FOR 511.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°39'57"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF KENILWORTH BOULEVARD, FOR 522.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF THE SAID CURVE, A CENTRAL ANGLE OF 65°50'26", FOR 34.47 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF TOLEDO BLADE EXTENSION; THENCE S23°49'31"E, ALONG SAID WESTERLY RIGHT-OF-WAY, FOR 250.97 FEET; THENCE S66°16'16"W DEPARTING SAID RIGHT-OF-WAY FOR 258.5 FEET; THENCE S23°33'17"E FOR 216.92 FEET TO A POINT ON THE NORTHERLY LIMITS FOR VETERANS BOULEVARD; THENCE S69°01'33"W, ALONG SAID NORTHERLY RIGHT-OF-WAY FOR 226.34 FEET; THENCE N24°35'41"W, DEPARTING SAID RIGHT-OF-WAY LINE, FOR 697.99 FEET FEET TO THE POINT OF BEGINNING.

SUBJECT TO PERTINENT RIGHT-OF-WAYS AND EASEMENTS OF RECORD, IF ANY.

CONTAINING 5.40 ± ACRES.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	89°26'43"	25.00	39.03	S45°36'41"W	35.18
C2	65°50'26"	30.00	34.47	N56°44'44"W	32.61
C3	92°51'04"	30.00	48.62	S22°36'01"W	43.47
(C3)	(92°51'04")	(30.00)	(48.62)	(S22°41'48"W)	(43.47)
C5	6°47'47"	135.00	16.01	N86°56'10"E	16.00
C6	14°30'43"	135.00	34.19	N76°16'55"E	34.10
C7	21°18'30"	135.00	50.21	N79°40'48"E	49.92

NOTES:

1. DATE OF LAST FIELD WORK: JANUARY 22, 2005.
2. THERE ARE NO VISIBLE IMPROVEMENTS OTHER THEN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
3. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN THOSE SHOWN.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
6. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
7. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
8. BEARINGS ARE BASED ON THE RECORD PLAT OF "PORT CHARLOTTE SUBDIVISION SECTION THIRTY FOUR" AS RECORDED IN PLAT BOOK 5, AT PAGE 38A – 38H OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY WHEREIN THE SOUTH LINE OF SECTION 5 BEING S89°53'37"E.
9. SURVEYED PARCEL CONTAINS 13.42 ACRES MORE OR LESS.
10. ALL DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHER WISE NOTED.
11. PARCEL IS IN FLOOD ZONE X (EL. N/A) AS SHOWN ON FIRM COMMUNITY-PANEL NO. 120061 0044 F.
12. BASED IN PART ON A BOUNDARY SURVEY OF PARCEL "B" BY TRI-COUNTY SURVEY, INC. DATED APRIL 3, 2002.

DESCRIPTION:

PARCEL "C" (PROVIDED BY CLIENT)

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS MORE PARTICULARY DESCRIBED AS FOLLOWED:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, THENCE S89°53'38"E ALONG THE NORTH LINE OF SAID SECTION 8 FOR 1444.85 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY (ROW) LINE OF TOLEDO BLADE BOULEVARD EXTENTION (140' ROW); THENCE S23°43'44"E ALONG SAID WEST ROW LINE FOR 99.19 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S23°43'44"E ALONG THE SAID WEST ROW LINE OF SAID TOLEDO BLADE BOULEVARD FOR A DISTANCE OF 198.30 FEET; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 48.62 FEET, HAVING A RADIUS OF 30.00 FEET. WITH A CHORD BEARING OF S22°41'48"W, WITH A CHORD LENGTH OF 43.47 FEET. WITH A CENTRAL ANGLE OF 92°51'04" TO A POINT OF TANGENCY LYING ON THE NORTHERLY ROW LINE OF VETERANS BOULEVARD (100' ROW); THENCE S69°07'20"W ALONG THE SAID NORTHERLY LINE OF SAID VETERANS BOULEVARD FOR A DISTANCE OF 228.02 FEET. THENCE N23°33'17"W FOR A DISTANCE OF 216.92 FEET; THENCE N66°16'16"E FOR A DISTANCE OF 258.57 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.32 ACRES, MORE OR LESS.

DESCRIPTION:

PARCEL "D" (PROVIDED BY CLIENT)

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RAVENSWOOD BOULEVARD AND THE SOUTHERLY LINE OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 22 EAST; THENCE RUN SOUTH 89°53'37" EAST FOR A DISTANCE OF 103.41 FEET; THENCE RUN SOUTH 48°10'50" EAST FOR A DISTANCE OF 390.82 FEET; THENCE RUN SOUTH 24°35'41" EAST FOR A DISTANCE OF 358.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VETERANS BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE RUN NORTH 69°01'33" EAST ALONG THE NORTHERLY RIGHT-OF-WAY OF VETERANS BOULEVARD FOR A DISTANCE OF 190.00 FEET; THENCE RUN NORTH 24° 35'41" WEST FOR A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 69°01'33 WEST FOR A DISTANCE OF 190.00 FEET; THENCE RUN SOUTH 24°35'41" EAST FOR A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.20 ACRES, MORE OR LESS.

REVISED CERTIFICATION 06/14/06
PARCEL DESCRIPTION REVISED 12/14/05

THIS SURVEY IS ONLY FOR THE BENEFIT OF:

DDR CORPORATION
M & I MARSHALL & ILSLEY BANK (FORMERLY GOLD BANK)
FARR, FARR, EMERICH, HACKETT AND CARR, P.A.
ATTORNEYS' TITLT INSURANCE FUND, INC.

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

IN MY PROFESSIONAL OPINION, AS A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE AND PLATTED UNDER MY DIRECTION, DATED AS SHOWN IN NOTE 1 ABOVE AND MADE IN ACCORDANCE WITH CHAPTER 472.027, FLORIDA STATUTES.

LELAND CLAYTON GATES, III (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5710

DATE SIGNED: _____
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS CERTIFICATION IS TO THE DATE OF LAST FIELD WORK AS SHOWN AND NOT THE SIGNATURE DATE.

O:\20050000\20055787\20055787 4 PARCELS.dwg (STD SRV) mgw Sep 14, 2011 – 3:36pm

LEGEND:

FP&L = FLORIDA POWER & LIGHT	ⓣ = TELEPHONE BOX	ⓦ = WATER VALVE	-x-x- = WOOD LATTICE FENCE
R/W = RIGHT-OF-WAY	= FIRE HYDRANT	Ⓢ = SANITARY MANHOLE	-w-w- = UNDERGROUND WATER LINE
PB = PLAT BOOK	Ⓜ = WATER METER	Ⓜ = STORM MANHOLE	-fo-fo- = UNDERGROUND FORCED MAIN LINE
OR = OFFICIAL RECORD BOOK	= BACK FLOW VALVE	Ⓒ = CATV	-s-s- = UNDERGROUND SANITARY LINE
PG = PAGE	= IRRIGATION CONTROL VALVE	Ⓟ = POWER OUTLET	-ro-ro- = UNDERGROUND REUSE LINE
CR = COUNTY ROAD	= STREET LIGHT POLE	PB = POWER BOX	◉ = SET 3/4 " PIPE W/ CAP LB 642 UNLESS NOTED OTHERWISE
POC = POINT OF COMMENCEMENT	= SEWER VALVE	℄ = CENTERLINE	△ = CORNERS NOT SET, FALL AT EDGE OF WATER
POB = POINT OF BEGINNING			
(PARTHENES) = PLAT OR RECORD DIMENSION			

FIELD BOOK CH91 PAGE 46-48

PARCELS "A", "B", "C" AND "D"

PORTION SECTION 8

Section 5 & 8, Township 40 South, Range 22 East
Charlotte County, Florida

JOHNSON ENGINEERING

18501 MURDOCK CIRCLE, SUITE 404
PORT CHARLOTTE, FL 33948
PHONE (941) 625-9919
FAX (941) 625-3269
E.B. #642 & L.B. #642

BOUNDARY SURVEY

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/18/05	20055787	05-40-22	1" = 60'	1 OF 1